



**CITY OF MISSOURI CITY  
PLANNING AND ZONING COMMISSION AGENDA**

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **March 8, 2017, at 7:00 p.m. at: City Hall, Council Chambers, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items.

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. READING OF MINUTES**

- A. (1) Consider approval of the minutes of the February 8, 2017, Planning & Zoning Commission meeting.
- (2) Consider approval on the minutes of the January 11, 2017, Planning & Zoning Commission special workshop meeting.

**4. REPORTS**

**A. COMMISSION REPORTS**

- (1) Chairman of the Planning and Zoning Commission
- (2) Planning and Zoning Commissioners

**B. STAFF REPORTS**

- (1) Development Services
  - a. Director
- (2) City Engineer
  - a. Assistant City Manager

**5. PUBLIC COMMENT**

This is an opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda. Public comments shall be limited to three (3) minutes per individual and to ten (10) minutes per subject. Public comments may address items that are not on the agenda.

**6. PLATS**

**A. CONSENT AGENDA**

- (1) Consider approval of a preliminary plat for FIS Missouri City
- (2) Consider approval of a final plat for Lakeshore Harbour Section 7
- (3) Consider approval of a final plat for Zeingue Commercial Tract North Reserves "O" and "P"

**B. REPLAT OYSTER CREEK RESERVES PARTIAL REPLAT NO. 1 RESERVE B-2**

Consider approval of a final report for Oyster Creek Reserves Partial Replat No. 1 Reserve B-2.

**C. CONCEPT PLAN SIENNA PLANTATION 2A SECTIONS 14 AND 16**

Consider approval of a concept plan for Sienna Plantation 2A Sections 14 and 16.

**7. ZONING MAP AMENDMENTS**

None

**8. ZONING TEXT AMENDMENTS**

None

**9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**

None

**10. CLOSED EXECUTIVE SESSION**

*The Planning and Zoning Commission may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.*

**11. RECONVENE**

Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

**12. ADJOURN**

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Nancy Desobry, Development Services` Department at 281-403-8541.

**CERTIFICATION**

I certify that a copy of the March 8, 2017, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on March 3, 2017.

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Nancy Desobry  
Office Manager



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**


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**AGENDA DATE:** March 8, 2017

**AGENDA ITEM SUBJECT:** Preliminary Plat of FIS Missouri City

**AGENDA ITEM NUMBER:** 6.A.1

**PROJECT PLANNER:** Jennifer Thomas Gomez, AICP, Interim Assistant Director

**APPROVAL:**  Otis T. Spriggs, AICP, Director, Development Services

 Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

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**PERMIT NUMBER:** 1700539

**PROPERTY ID:** 0013-00-000-1101-907 / 0013-00-000-1102-907

**LOCATION:** FM 1092

**ZONING DISTRICT DESIGNATION:** PD, Planned Development District #74 (O-13-12)

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** None.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative

Platting Manual are referenced in the comments below, except where indicated otherwise.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The minimum scale acceptable shall be one inch equals 100 feet in accordance with Section 2.D(8). **Please revise to ensure that adjacent properties within 200 feet of the subject plat are shown.**
  - b. The vicinity map must show sufficient detail to a distance of not less than one-half mile. **Please revise to correctly show the street configuration of FM 1092, University Blvd and areas south of Highway 6. Also, please indicate boundaries of municipal utility districts.**
  - c. The **boundaries of political subdivisions and school districts** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please provide the boundaries of municipal utility districts.**
  - d. The **location, rights-of-way widths, and names** of all **existing and proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12). Please revise to indicate the access easement provided for the area north of the subject plat which connects into Township Lane. This easement originally reflected by Instrument Number 2010071870 recorded in the Fort Bend County Public Records and amended by Instrument Number 2012069758. Additionally, please add the drainage easement obtained by the same amended instrument.
  - e. Please remove all signatory language from the preliminary plat.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
  - b. Please provide signed and sealed benchmark datasheets.
  - c. Please provide an abbreviated Traffic Impact Analysis (TIA). The TIA should provide analyses on possible modifications to signal timing, a need for a deceleration lane and revision to left turn lanes on FM 1092. Please be advised that the City is considering making modifications to create a dual left movement from Township Lane onto FM 1092. The TIA should include consideration of that.

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

None.

**B. STANDARD PLAT NOTES:**

The following plat notes must be included on the face of a preliminary plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

None.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- a. Plat note #1 should reference a primary benchmark. Please revise.
- b. Under plat note #9, the minimum slab elevation must be listed. The slab elevation shall be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevation in the nearest drainage system as per Section 42-54 of the Missouri City Code of Ordinances.

-----**END OF REPORT**-----



TOWNSHIP LANE  
(90' R.O.W.)  
(SLIDE NO. 760B - F.B.C.P.R.)

RESERVE "A"  
HAMPTON POINT  
REPLAT NO. 1  
PLAT NO. 20120119  
F.B.C.P.R.

TRACT 2 & 3, RESERVE "C"  
CALLED 9.23X ACRES  
LAREDO HOLDINGS, L.C.  
F.B.C.C.F. NO. 958597

MURPHY ROAD - F.M. 1092  
(140' R.O.W.)  
(SLIDE 760B - F.B.C.P.R.)

N 03°20'25" W 256.97'

BLOCK 1  
UNRESTRICTED RESERVE "A"  
1.723 ACRES  
75,048 SQUARE FEET

DAVID BRIGHT LEAGUE  
ABSTRACT NO. 13

PORTION OF  
CALLED 11.7069 ACRES  
WB MURPHY ROAD DEVELOPMENT, LLC.  
F.B.C.C.F. NO. 2009002956

RESERVE "A"  
HAMPTON POINT  
REPLAT NO. 1  
PLAT NO. 20120119  
F.B.C.P.R.

RESERVE "B"  
HAMPTON POINT  
REPLAT NO. 1  
PLAT NO. 20120119  
F.B.C.P.R.

RESERVE "C"  
HAMPTON POINT  
REPLAT NO. 1  
PLAT NO. 20120119  
F.B.C.P.R.

## NOTES

- ALL BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
- THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204) GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99987957072.
- BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER NO. 11012 BEING A 3-1/2" BRASS DISK LOCATED ON AN INLET ALONG THE NORTH CURB LINE OF HAMPTON DRIVE APPROXIMATELY 610' ± EAST OF F.M. ROAD 1032, ELEVATION=62.87' (NAVD 1988, 2001 ADJUSTMENT)
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PROPERTY LIES WHOLLY WITHIN THE INCORPORATED BOUNDARIES OF MISSOURI CITY, TEXAS, FIRST COLONY MUD NO. 9, THE FORT BEND SUBSIDENCE DISTRICT AND FORT BEND DRAINAGE DISTRICT.
- THIS PLAT LIES ENTIRELY WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AS PER THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48157C0280L, MAP REVISED APRIL 2, 2014.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF XX.XX FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES (18") ABOVE NATURAL GROUND.
- ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE "FORT BEND COUNTY DRAINAGE CRITERIA MANUAL," WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- MAINTENANCE RESPONSIBILITY OF ANY DRAINAGE AND DETENTION AREAS, AND ANY RELATED DRAINAGE AND DETENTION EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER, I.E. HOME OWNER ASSOCIATION.
- SUBJECT TO SECTION 7 (GREEN SPACE REGULATIONS) OF THE FORT BEND COUNTY REGULATION OF SUBDIVISIONS.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 16000332030A, DATED JANUARY 04, 2017.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
- SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES FOR THE CITY OF MISSOURI CITY.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES FOR THE CITY OF MISSOURI CITY.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES FOR THE CITY OF MISSOURI CITY.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- METER LOCATION: IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CALL 281-561-2999.
- GAS METER LOCATION: GAS METERS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CALL 281-778-6250.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES FOR THE CITY OF MISSOURI CITY.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- NO DEVELOPMENT OR STRUCTURE IS PERMITTED WITHIN THE FLOODWAY.
- THE SURVEYED PROPERTY IS SUBJECT TO AN UNDEFINED STORM SEWER EASEMENT OF RECORD IN F.B.C.C.F. NO. 2016127407.
- THE SURVEYED PROPERTY IS SUBJECT TO AN UNDEFINED ACCESS AND PARKING EASEMENT OF RECORD IN F.B.C.C.C.F. NO. 2012069758.

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, SSV HOSPITALITY, LLC, ACTING BY AND THROUGH SAJAN BHAKTA, MANAGER, AND SAMMY BHAKTA, MANAGER, BEING OFFICERS OF SSV HOSPITALITY, LLC, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 10.0431 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HALCYON GARDEN, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN-FOOT (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET SIX INCHES (7' 6") FOR FOURTEEN-FOOT (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN-FOOT (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN-FOOT (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN-FOOT (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN-FOOT (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR OTHER NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF BUILDINGS, FENCES, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS ADJACENT LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNERS HEREBY ACKNOWLEDGE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS," AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, SSV HOSPITALITY, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SAJAN BHAKTA, MANAGER, THEREUNTO AUTHORIZED, ATTESTED BY SAMMY BHAKTA, MANAGER, THIS \_\_\_\_ DAY OF \_\_\_\_, 201\_\_.

SSV HOSPITALITY, LLC

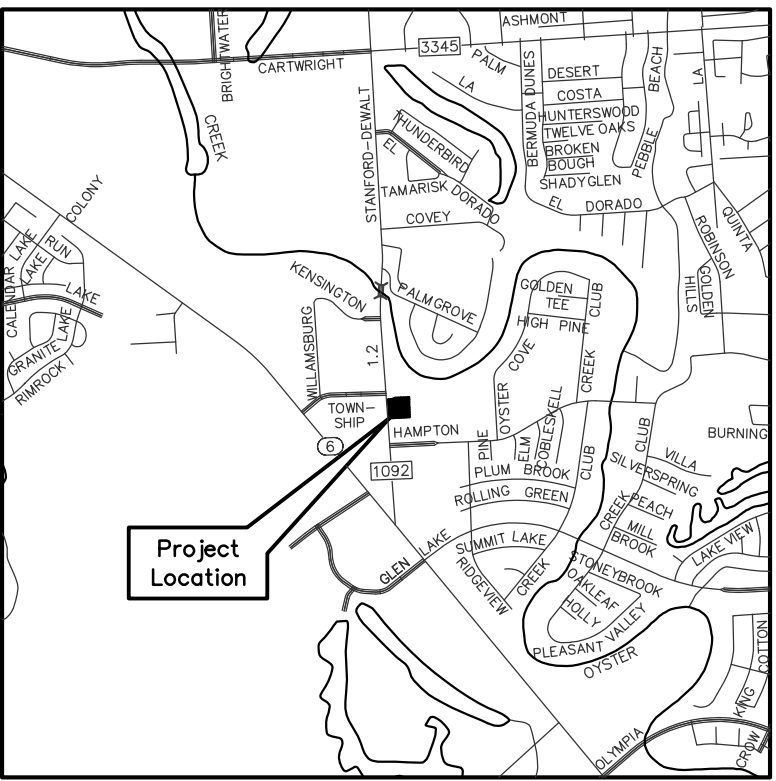
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
SAJAN BHAKTA, MANAGER SAMMY BHAKTA, MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAJAN BHAKTA, MANAGER AND SAMMY BHAKTA, MANAGER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND AS ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_, 201\_\_.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP  
SCALE: 1" = 1/2 MI.

I, RICHARD W. STOLLEIS, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_, 2017.

VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER  
GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT  
COUNTY JUDGE

W.A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

JAMES PATTERSON  
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_ 2017, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_ 2017, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AT PLAT NUMBER \_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: DEPUTY

I, MICHAEL HALL, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

MICHAEL HALL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5765

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF MISSOURI, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF ITS MISSOURI CITY IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HERE ON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_ DAY OF \_\_\_\_, 2017.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
TIMOTHY R. HANEY SONYA BROWN-MARSHALL  
VICE CHAIR CHAIR

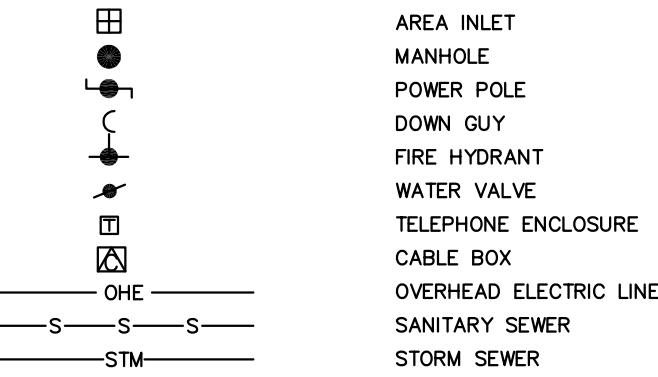
I, BRIAN TAO, P.E., A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

BRIAN TAO, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 86401

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	100.50'	18°23'09"	32.25'	N 77°28'00" E	32.11'
C2	99.50'	20°17'12"	35.23'	N 78°24'49" E	35.05'
C3	100.50'	10°55'44"	19.17'	N 83°05'46" E	19.14'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 86°39'35" E	33.04'
L2	N 68°16'27" E	20.57'
L3	N 77°37'50" E	9.74'

## LEGEND



## ABBREVIATIONS

B.L. = BUILDING LINE  
ESMT. = EASEMENT  
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE  
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS  
F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS  
No. = NUMBER  
Pg. = PAGE  
R.O.W. = RIGHT OF WAY  
S.F. = SQUARE FEET  
SAN. SWR. = SANITARY SEWER  
STM. SWR. = STORM SEWER  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME  
GAS-PS = GAS LINE PAINT STRIPE  
GAS-PP = GAS LINE PIN FLAG  
FND. = FOUND  
I.R. = IRON ROD  
C.I.R. = CAPPED IRON ROD  
I.P. = IRON PIPE  
W.L.E. = WATER LINE EASEMENT

# FIS MISSOURI CITY

A SUBDIVISION OF  
1.723 ACRES  
LOCATED IN THE  
DAVID BRIGHT LEAGUE  
ABSTRACT NO. 13  
MISSOURI CITY,  
FORT BEND COUNTY, TEXAS

1 BLOCK 0 LOTS 1 RESERVE

FEBRUARY 2017

OWNER:  
SSV HOSPITALITY, LLC  
22790 US HWY 59 N,  
KINGWOOD, TX 77339  
281-216-8030

ENGINEER:  
BRIAN TAO, P.E.  
TEXAS REGISTRATION No. 86401  
TTL CORP.  
P.O. BOX 1537  
CYPRESS TX 77410  
(713) 501-6993

SURVEYOR:  
MICHAEL HALL  
CIVIL-SURV LAND SURVEYING, L.C.  
5909 WEST LOOP SOUTH, SUITE 200  
BELLAIRE, TEXAS 77401  
(713) 839-9181



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



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**AGENDA DATE:** March 8, 2017

**AGENDA ITEM SUBJECT:** Final Plat of Lake Shore Harbour Section 7

**AGENDA ITEM NUMBER:** 6.A.2

**PROJECT PLANNER:** **Jennifer Thomas Gomez, AICP**, Interim Assistant Director, Development Services

**APPROVAL:**  **Otis T. Spriggs, AICP**, Director, Development Services  
 **Shashi K. Kumar, P.E., CFM**, City Engineer / Public Works Director

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**PERMIT NUMBER:** 1700537

**PROPERTY ID:** 0077-00-000-0422-907

**LOCATION:** West of the Olympia Estates residential subdivision

**ZONING DISTRICT DESIGNATION:** R-2, single family residential district

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** N/A

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted

in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

The Commission should note that a preliminary plat for the subject plat was conditionally approved on April 13, 2016 and fully approved on October 4, 2016.

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. The adjacent area outside the plat boundaries shall be identified by subdivision name or by the recorded owner of unsubdivided parcels in accordance with Section 2.D(11). Revise the name of the land owner shown on the property to the north of Hera Drive and shown as "Remainder of a called 321.5344 acres Olympia Estates I Associates Limited..." The current owner of record is found to be Gateway Land Development/Olympia LP.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Please specify ownership on the reserve table.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division  
None.

**B. STANDARD PLAT NOTES:**

The following plat notes must be included on the face of a final plat:

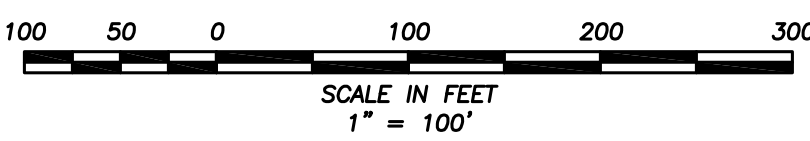
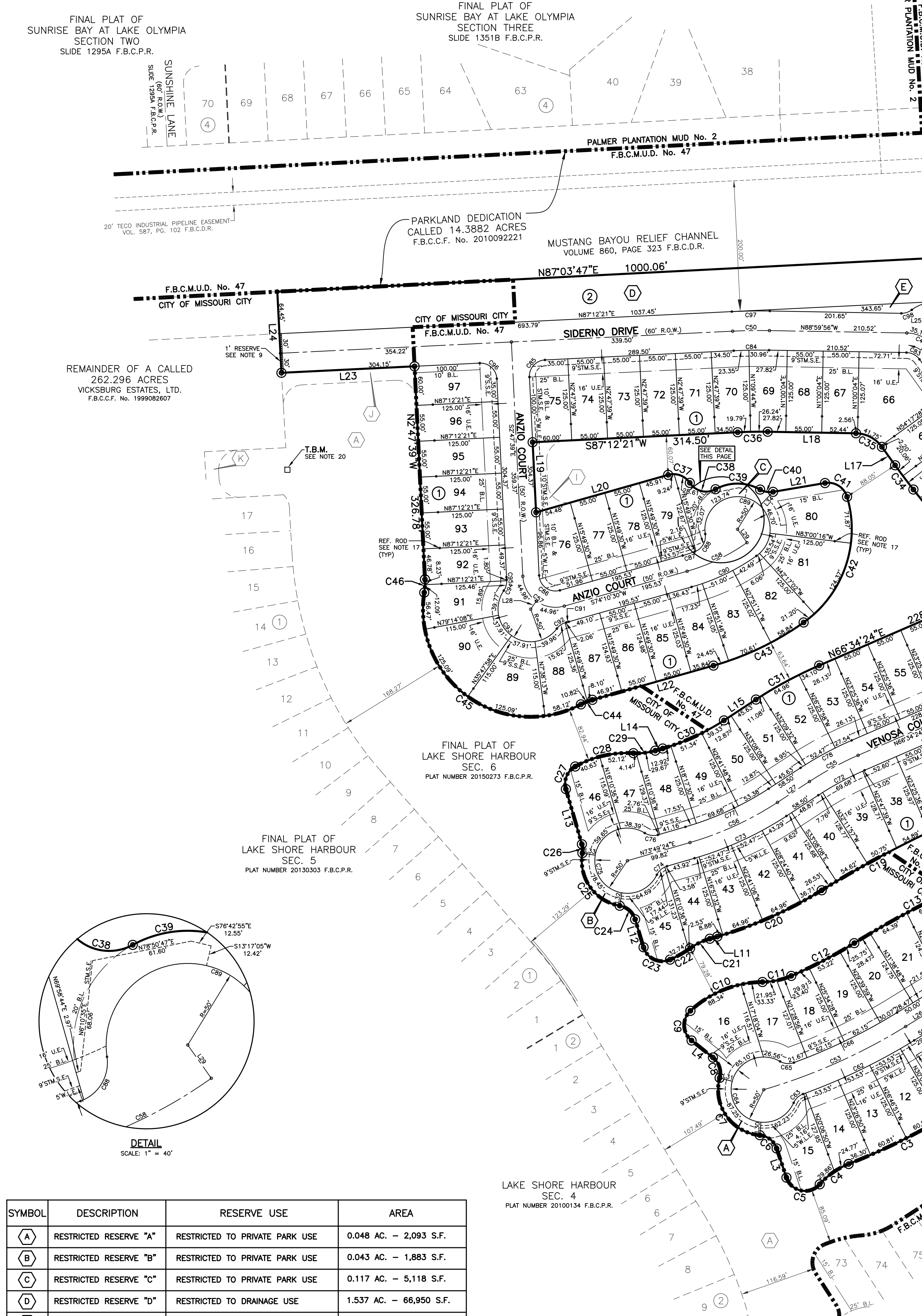
1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division  
None.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
None.

-----**END OF REPORT**-----

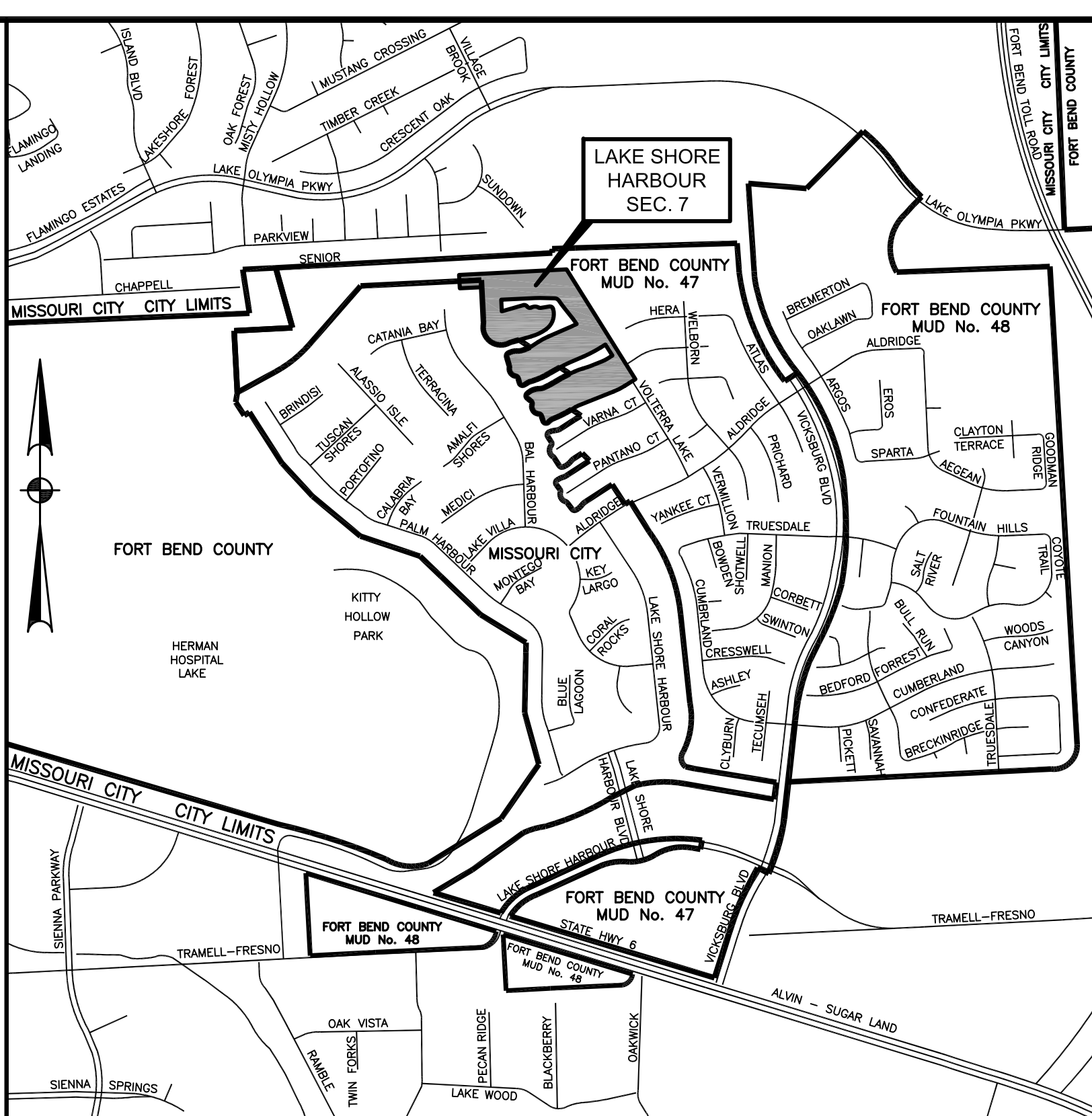




L:\2324-LAKE SHORE HARBOUR\02324-007 LAKE SHORE HARBOUR SECTION SEVEN.CAD\PLAT\2324-07.PLAT-101116.DWG Feb. 15, 2017-9:00 AM TROY NIXON



- LEGEND
- AC. = ACRE
  - A.E. = AERIAL EASEMENT
  - B.L. = BUILDING LINE
  - F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
  - F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
  - F.B.C.M.R. = FORT BEND COUNTY MAP RECORDS
  - F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
  - LTD. = LIMITED
  - NO. = NUMBER
  - R. = RADIUS
  - S.F. = SQUARE FEET
  - S.S.E. = SANITARY SEWER EASEMENT
  - STM.S.E. = STORM SEWER EASEMENT
  - TYP. = TYPICAL
  - U.E. = UTILITY EASEMENT
  - W.L.E. = WATER LINE EASEMENT
  - X = EASTING COORDINATE
  - Y = NORTHING COORDINATE
  - = FOUND 5/8" IRON ROD
  - = SET 5/8" IRON ROD w/MSG CAP
  - = F.B.C.M.U.D. No. 47 BOUNDARY LINE
  - = STREET NAME CHANGE



VICINITY MAP  
SCALE: 1" = 1200'

## FINAL PLAT OF LAKE SHORE HARBOUR SEC. 7

BEING A SUBDIVISION CONTAINING 24.602 ACRES AND  
BEING A PORTION OF A CALLED 262.296 ACRE TRACT  
RECORDED IN THE NAME OF VICKSBURG ESTATES, LTD. IN  
F.B.C.C.F. NO. 1999082607, LOCATED IN THE  
ELIJAH ROARK LEAGUE, A-77  
CITY OF MISSOURI CITY  
FORT BEND COUNTY, TEXAS

97 LOTS 2 BLOCKS 6 RESERVES

DATE: FEBRUARY, 2017 SCALE: 1" = 100'

OWNER:

VICKSBURG ESTATES, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1616 VOSS, SUITE 618  
HOUSTON, TEXAS 77057  
CLINTON F. WONG  
713 978-5900 (PH.)  
713-978-5944 (FAX)

ENGINEER

**r.g.miller**  
engineers

SURVEYOR

**MILLER**  
SURVEY-GROUP

16340 Park Ten Place - Suite 350  
Houston, Texas 77084  
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043  
PHONE 713-413-1900 FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100

BRIAN E. WILSON, R.P.L.S.



L:\2324-LAKE SHORE HARBOUR\02324-007-PLAT-101116.DWG Feb. 15, 2017--9:00 AM TROY NIXON

LINE TABLE		
LINE	BEARING	LENGTH
L1	S57°55'03"W	116.44'
L2	S58°21'12"W	50.00'
L3	N18°35'07"W	47.10'
L4	N51°27'11"W	41.86'
L5	N68°13'19"E	123.51'
L6	N57°55'03"E	51.44'
L7	N32°04'57"W	121.21'
L8	S57°55'03"W	51.44'
L9	S66°34'24"W	138.78'
L10	S64°39'47"W	19.64'
L11	S73°49'24"W	11.93'
L12	N16°48'08"W	44.70'
L13	N16°10'36"W	88.04'
L14	N73°49'24"E	11.93'
L15	N56°51'52"E	58.50'
L16	N38°21'30"W	133.03'
L17	N35°42'32"W	34.74'

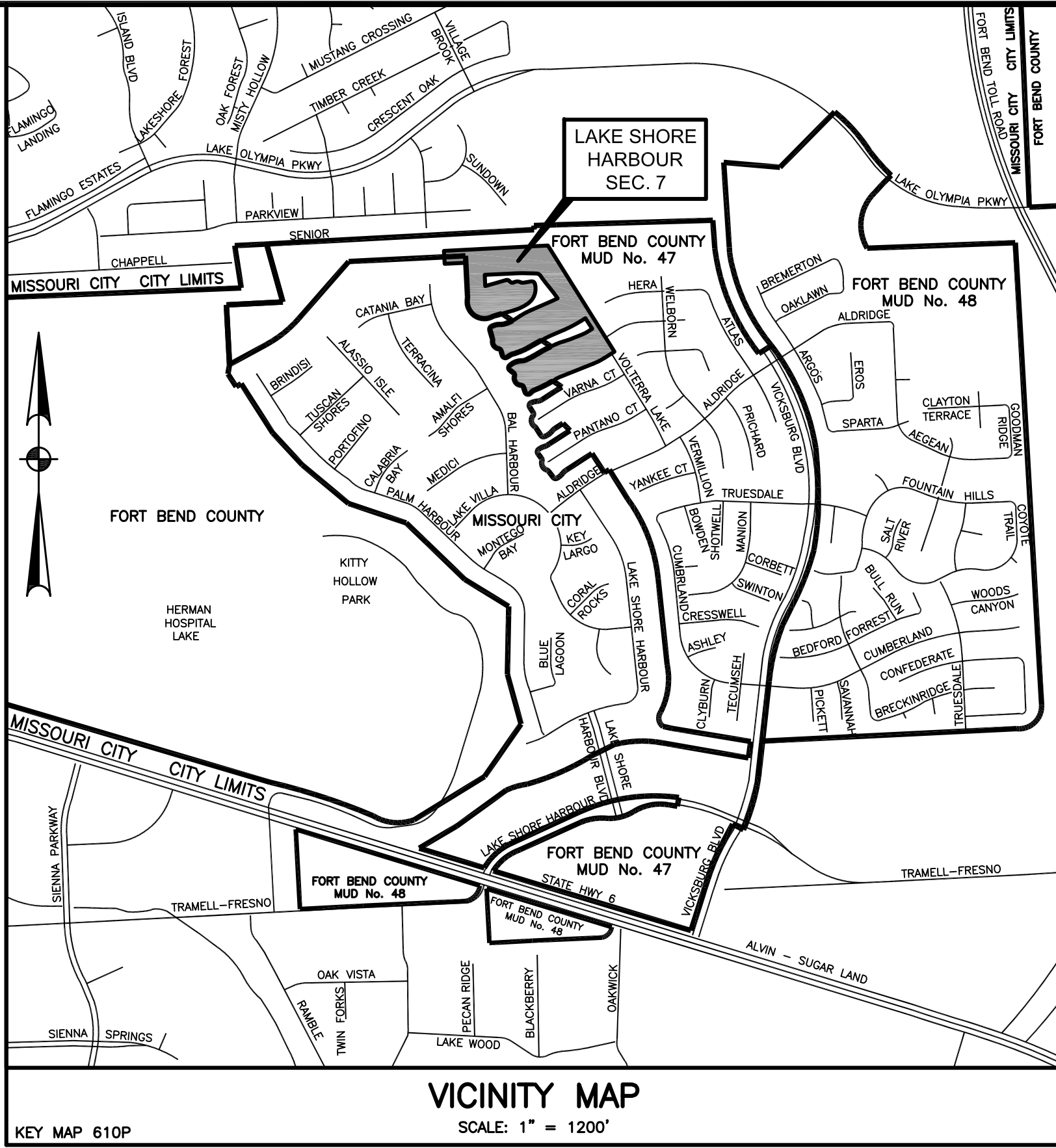
LINE TABLE		
LINE	BEARING	LENGTH
L18	N88°59'56"W	135.26'
L19	S2°47'39"E	107.51'
L20	N74°10'30"E	210.39'
L21	N80°23'09"E	80.72'
L22	S74°13'41"W	192.75'
L23	S87°12'21"W	204.15'
L24	N2°56'13"W	124.45'
L25	S37°34'39"W	9.52'
L26	N58°21'12"E	50.00'
L27	N56°51'52"E	58.50'
L28	N35°41'25"E	15.00'
L29	S35°20'39"E	25.00'
L30	S4°59'18"W	20.00'
L31	N75°01'43"W	19.99'
L32	S9°45'56"W	20.00'
L33	N80°20'00"W	20.00'
L34	S43°28'57"W	29.07'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	650.00'	10°18'15"	116.90'	S63°04'11"W	116.74'
C2	150.00'	9°52'07"	25.84'	S63°17'15"W	25.80'
C3	1045.15'	10°11'21"	185.86'	S63°26'52"W	185.62'
C4	115.00'	27°13'06"	54.63'	S54°55'59"W	54.12'
C5	30.00'	120°05'27"	62.88'	N78°37'51"W	51.99'
C6	30.00'	66°25'19"	34.78'	N51°47'46"W	32.86'
C7	70.00'	99°58'33"	122.14'	N35°01'09"W	107.23'
C8	30.00'	66°25'19"	34.78'	N18°14'32"W	32.86'
C9	30.00'	98°31'11"	51.58'	N2°11'36"W	45.46'
C10	165.00'	42°15'05"	121.68'	N68°11'32"E	118.94'
C11	115.00'	22°35'32"	45.35'	N78°01'19"E	45.05'
C12	745.15'	8°22'21"	108.89'	N62°32'22"E	108.79'
C13	1610.60'	7°38'03"	214.60'	N62°10'13"E	214.44'
C14	500.00'	9°22'36"	81.83'	N70°40'33"E	81.74'
C15	500.00'	7°08'32"	62.33'	N71°47'35"E	62.29'
C16	350.00'	10°18'15"	62.95'	N63°04'11"E	62.86'
C17	1175.00'	8°39'20"	177.51'	S62°14'44"W	177.34'
C18	500.00'	1°54'36"	16.67'	S65°37'06"W	16.67'
C19	1705.75'	6°18'36"	187.85'	S61°30'29"W	187.76'
C20	650.00'	15°28'13"	175.50'	S66°05'18"W	174.97'
C21	100.00'	19°22'12"	33.81'	S64°08'18"W	33.65'
C22	165.00'	12°14'59"	35.28'	S60°34'42"W	35.21'
C23	30.00'	96°29'41"	50.52'	N65°02'58"W	44.76'
C24	30.00'	63°25'46"	33.21'	N48°31'01"W	31.54'
C25	70.00'	89°53'49"	109.83'	N35°17'00"W	98.91'
C26	30.00'	25°50'31"	13.53'	N3°15'20"W	13.42'
C27	30.00'	77°09'37"	40.40'	N22°24'13"E	37.42'
C28	165.00'	32°12'35"	92.76'	N77°05'19"E	91.54'
C29	100.00'	19°22'12"	33.81'	N83°30'30"E	33.65'
C30	350.00'	16°57'32"	103.60'	N65°20'38"E	103.22'
C31	650.00'	9°42'31"	110.14'	S61°43'08"W	110.01'
C32	875.00'	3°49'20"	58.37'	N64°39'44"E	58.36'
C33	695.00'	5°01'41"	60.99'	N35°50'40"W	60.97'
C34	1005.00'	2°38'59"	46.48'	N37°02'01"W	46.47'
C35	50.00'	53°17'24"	46.50'	N62°21'14"W	44.85'
C36	695.00'	3°47'43"	46.04'	S89°06'13"W	46.03'
C37	30.00'	72°16'38"	37.84'	S69°41'11"E	35.38'
C38	30.00'	85°13'00"	44.62'	S76°09'22"E	40.62'
C39	70.00'	58°22'00"	71.31'	S89°34'52"E	68.26'
C40	30.00'	39°12'58"	20.53'	S80°00'22"E	20.14'
C41	30.00'	83°04'39"	43.50'	S58°04'31"E	39.79'
C42	175.00'	71°11'33"	217.45'	S19°03'35"W	203.72'
C43	450.00'	19°35'44"	153.90'	S64°25'48"W	153.16'
C44	90.00'	12°02'45"	18.92'	S68°12'18"W	18.89'
C45	165.00'	126°39'48"	364.76"	N54°29'10"W	294.89'
C46	100.00'	11°38'23"	20.31'	N3°01'32"E	20.28'
C47	850.00'	6°16'34"	93.11'	N35°13'13"W	93.06'
C48	850.00'	2°38'59"	39.31'	S37°02'01"E	39.30'
C49	55.00'	53°17'24"	51.15'	N62°21'14"W	49.33'
C50	850.00'	3°47'43"	56.30'	S89°06'13"W	56.29'
C51	500.00'	10°18'15"	89.92'	N63°04'11"E	89.80'
C52	300.00'	9°52'07"	51.67'	S63°17'15"W	51.61'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C53	895.15'	15°16'29"	238.64'	N65°59'26"E	237.94'
C54	1025.00'	8°39'20"	154.85'	N62°14'44"E	154.70'
C55	500.00'	9°42'31"	84.72'	S61°43'08"W	84.62'
C56	500.00'	16°57'32"	147.99'	N65°20'38"E	147.45'
C57	50.00'	103°01'51"	89.91'	S54°18'34"E	78.28'
C58	300.00'	19°31'09"	102.20'	N64°24'56"E	101.71'
C59	25.00'	90°00'00"	39.27'	N77°04'57"W	35.36'
C60	525.00'	10°18'15"	94.42'	N63°04'11"E	94.29'
C61	275.00'	9°52'07"	47.37'	S63°17'15"W	47.31'
C62	920.15'	11°47'31"	189.38'	N64°14'57"E	189.04'
C63	25.00'	46°28'19"	20.28'	S46°54'33"W	19.73'
C64	50.00'	276°19'46"	241.14'	S18°09'44"E	66.70'
C65	25.00'	50°03'28"	21.84'	S85°01'35"E	21.15'
C66	870.15'	11°35'30"	176.04'	N64°08'56"E	175.74'
C67	325.00'	9°52'07"	55.98'	S63°17'15"W	55.91'
C68	475.00'	10°18'15"	85.43'	N63°04'11"E	85.31'
C69	25.00'	90°00'00"	39.27'	N12°55'03"E	35.36'
C70	25.00'	90°00'00"	39.27'	N77°04'57"W	35.36'
C71	1050.00'	8°39'20"	158.62'	N62°14'44"E	158.47'
C72	475.00'	9°42'31"	80.49'	S61°43'08"W	80.39'
C73	525.00'	16°57'32"	155.39'	N65°20'38"E	154.83'
C74	25.00'	48°11'23"	21.03'	S49°43'43"W	20.41'
C75	50.00'	276°22'46"	241.19'	S16°10'36"E	66.67'
C76	25.00'	48°11'23"	21.03'	S82°04'54"E	20.41'
C77	475.00'	16°57'32"	140.59'	N65°20'38"E	140.08'
C78	525.00'	9°42'31"	88.96'	S61°43'08"W	88.85'
C79	1000.00'	8°39'20"	151.07'	N62°14'44"E	150.93'
C80	25.00'	90°00'00"	39.27'	N12°55'03"E	35.36'
C81	820.00'	6°16'34"	89.82'	N35°13'13"W	89.78'
C82	880.00'	2°38'59"	40.70'	S37°02'01"E	40.69'
C83	25.00'	53°17'24"	23.25'	N62°21'14"W	22.42'
C84	820.00'	3°47'43"	54.32'	S89°06'13"W	54.31'
C85	25.00'	90°00'00"	39.27'	S42°12'21"W	35.36'
C86	25.00'	103°01'51"	44.96'	S54°18'34"E	39.14'
C87	275.00'	4°01'13"	19.30'	N72°09'53"E	19.29'
C88	25.00'	78°27'47"	34.24'	N30°55'23"E	31.62'
C89	50.00'	242°57'53"	212.03'	N66°49'34"W	85.28'
C90	325.00'	19°31'09"	110.72'	N64°24'56"E	110.18'
C91	75.00'	2°55'57"	3.84'	N75°38'29"E	3.84'
C92	25.00'	40°32'08"	17.69'	S56°50'23"W	17.32'
C93	50.00'	178°14'12"	155.54'	S54°18'35"E	99.99'
C94	25.00'	40°32'08"	17.69'	N14°32'27"E	17.32'
C95	75.00'	2°55'59"	3.84'	S4°15'38"E	3.84'
C96	25.00'	90°00'00"	39.27'	N47°47'39"W	35.36'
C97	880.00'	3°47'43"	58.29'	S89°06'13"W	58.28'
C98	25.00'	39°07'11"	17.07'	N71°26'29"E	16.74'
C99	50.00'	142°24'43"	124.28'	N56°54'45"W	94.67'
C100	25.00'	50°00'08"	21.82'	S10°42'28"E	21.13'
C101	820.00'	2°38'59"	37.92'	S37°02'01"E	37.92'
C102	880.00'	6°16'34"	96.39'	N35°13'13"W	96.35'
C103	25.00'	36°52'03"	16.09'	S50°30'58"E	15.81'
C104	25.00'	36°52'04"	16.09'	S13°38'54"E	15.81'

NOTES:

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 481570202BSL REVISED APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE MINIMUM SLAB ELEVATION SHALL BE 73.90'. SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE MISSOURI CITY CODE OF ORDINANCES.
- THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACES AND PRIVATE PARKLAND AREAS; AND, THE LAKESHORE HARBOUR COMMUNITY ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACES AND PRIVATE PARKLAND AREAS AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- A ONE-FOOT RESERVE, DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- THIS PLAT LIES ENTIRELY WITHIN THE CITY LIMITS OF MISSOURI CITY, TEXAS AND THE FOLLOWING TAXING ENTITIES: FORT BEND COUNTY, FORT BEND I.S.D. AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 47.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY. PRIOR TO ACCEPTANCE OF STREETS WITHIN THIS SUBDIVISION BY THE CITY OF MISSOURI CITY INTO THE ONE YEAR MAINTENANCE PERIOD, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOMES DO NOT FRONT OR SIDE. BEFORE CERTIFICATIONS OF OCCUPANCY SHALL BE ISSUED, BUILDERS OF HOMES SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- ALL PROPERTY TO DRAIN INTO THE FORT BEND COUNTY DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ANY DISTANCE SHOWN ALONG A RADIUS IS THE ARC LENGTH, UNLESS OTHERWISE NOTED.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99987.
- LOTS 1-58 AND 61-97, BLOCK 1 HAVE REFERENCE RODS SET ON SIDE PROPERTY LINES 100 FEET FROM RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- DESIGN (3-YEAR) HYDRAULIC GRADE LINES REFLECT WATER SURFACE ELEVATIONS AT 25-YEAR W.S.E. IN RECEIVING CHANNEL AT POINTS OF OUTFALL TO CHANNEL.
- BENCHMARK: MISSOURI CITY SURVEY MARKER No. PCM--003, A 4-INCH BRASS DISK SET IN CONCRETE AT THE SOUTHWEST INTERSECTION SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD, 4.6' SOUTH OF A SIDEWALK AND 26 FEET NORTHWEST OF THE NORTHWEST CORNER OF AN AREA INLET. ELEVATION= 65.87', NAVD 88 (2001 ADJUSTMENT).
- TEMPORARY BENCHMARK (T.B.M.): A "D" CUT ON HEADWALL 39 FEET NORTH OF LOT 17, BLOCK 1 OF LAKE SHORE HARBOUR SEC. 5 LOCATED WITHIN RESERVE "A" OF THIS SECTION. ELEVATION= 73.20', NAVD 88 (2001 ADJUSTMENT).
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (SOFT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(d) OF THE CODE OR ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THERE SHALL BE A REAR BUILDING LINE OF NOT LESS THAN 15 FEET. DETACHED GARAGES SHALL HAVE A REAR YARD SETBACK OF NOT LESS THAN EIGHT FEET.
- THERE SHALL BE A SIDE BUILDING LINE OF NOT LESS THAN FIVE FEET EXCEPT AS PROVIDED BY THIS SUBDIVISION. THE COMBINED SIDE YARDS BETWEEN A BUILDING ON A LOT IN QUESTION AND A BUILDING ON AN ADJACENT LOT SHALL BE NOT LESS THAN TEN FEET. THERE SHALL BE A SIDE BUILDING LINE OF NOT LESS THAN THREE FEET FOR ACCESSORY BUILDINGS OR GARAGES ON INTERIOR LOTS.
- GARAGES FACING A SIDE STREET MUST HAVE A SETBACK OF NOT LESS THAN 20 FEET.
- DRIVEWAY LOCATION -- FOR THE LOT ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.



## FINAL PLAT OF LAKE SHORE HARBOUR SEC. 7

BEING A SUBDIVISION CONTAINING 24.602 ACRES AND  
BEING A PORTION OF A CALLED 262.296 ACRE TRACT  
RECORDED IN THE NAME OF VICKSBURG ESTATES, LTD. IN  
F.B.C.C.F. NO. 1999082607, LOCATED IN THE  
ELIJAH ROARK LEAGUE, A-77  
CITY OF MISSOURI CITY  
FORT BEND COUNTY, TEXAS

97 LOTS      2 BLOCKS      6 RESERVES

DATE: FEBRUARY, 2017      SCALE: 1" = 100'

OWNER:

VICKSBURG ESTATES, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1616 VOSS, SUITE 618  
HOUSTON, TEXAS 77057  
CLINTON F. WONG  
713 978-5900 (PH.)  
713-978-5944 (FAX)

ENGINEER  
**r.g.miller**  
engineers

SURVEYOR  
**MILLER**  
SURVEY-GROUP

16340 Park Ten Place -- Suite 350  
Houston, Texas 77084  
(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043  
PHONE 713-413-1900    FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100

BRIAN E. WILSON, R.P.L.S.

L:\2324-LAKE SHORE HARBOUR\02324-007 LAKE SHORE HARBOUR SECTION SEVEN\CAD\PLAT\2324-07 PLAT-101116.DWG Feb. 15, 2017-9:01 AM TROY NIXON

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, VICKSBURG ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH CLINTON F. WONG, PRESIDENT AND PHILLIP PEACOCK, SECRETARY, BOTH BEING OFFICERS OF GREATMARK INTERNATIONAL, INC., ITS GENERAL PARTNER, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 24.602 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FINAL PLAT OF LAKE SHORE HARBOUR SEC. 7, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS; FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY WHEREOF, THE VICKSBURG ESTATES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY CLINTON F. WONG, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, PHILLIP PEACOCK, BOTH BEING OFFICERS OF GREATMARK INTERNATIONAL, INC., ITS GENERAL PARTNER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

VICKSBURG ESTATES, LTD.  
BY: GREATMARK INTERNATIONAL, INC.,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
CLINTON F. WONG  
PRESIDENT

ATTEST: \_\_\_\_\_  
PHILLIP PEACOCK  
SECRETARY

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLINTON F. WONG AND PHILLIP PEACOCK, KNOWN TO ME TO BE THE PERSONS WHO NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND  
FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

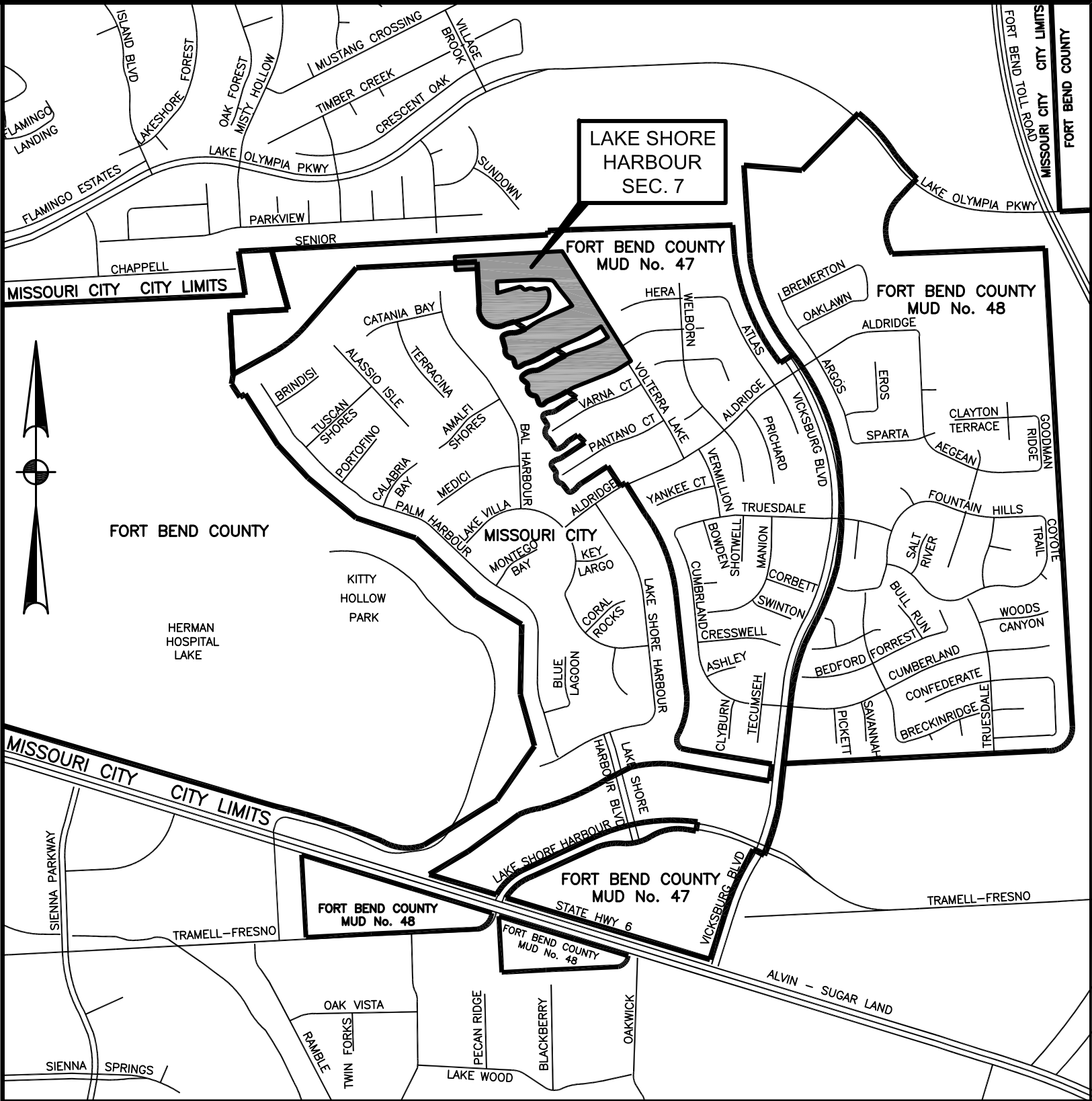
I, CAROLYN J. QUINN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SUBDIVISION CORNER.

\_\_\_\_\_  
CAROLYN J. QUINN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6033

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FINAL PLAT OF LAKE SHORE HARBOUR SEC. 7 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BY: \_\_\_\_\_  
SONYA BROWN-MARSHALL  
CHAIRMAN

BY: \_\_\_\_\_  
TIMOTHY R. HANEY  
VICE CHAIRMAN



VICINITY MAP  
SCALE: 1" = 1200'  
KEY MAP 610P

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2017, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
LAURA RICHARD,  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## FINAL PLAT OF LAKE SHORE HARBOUR SEC. 7

BEING A SUBDIVISION CONTAINING 24.602 ACRES AND  
BEING A PORTION OF A CALLED 262.296 ACRE TRACT  
RECORDED IN THE NAME OF VICKSBURG ESTATES, LTD. IN  
F.B.C.C.F. NO. 1999082607, LOCATED IN THE  
ELIJAH ROARK LEAGUE, A-77  
CITY OF MISSOURI CITY  
FORT BEND COUNTY, TEXAS

97 LOTS      2 BLOCKS      6 RESERVES

DATE: FEBRUARY, 2017      SCALE: 1" = 100'

OWNER:

VICKSBURG ESTATES, LTD.  
A TEXAS LIMITED PARTNERSHIP  
1616 VOSS, SUITE 618  
HOUSTON, TEXAS 77057  
CLINTON F. WONG  
713 978-5900 (PH.)  
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ENGINEER  
**r.g.miller**  
engineers

16340 Park Ten Place - Suite 350  
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(713) 461-9600  
TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

SURVEYOR

**MILLER**  
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043  
PHONE 713-413-1900 FAX 713-413-1944  
TEXAS FIRM REGISTRATION NO. 10047100

BRIAN E. WILSON, R.P.L.S.





**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



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**AGENDA DATE:** March 8, 2017

**AGENDA ITEM SUBJECT:** Final Plat of Zeringue Commercial Tract  
North Reserves "O" and "P"

**AGENDA ITEM NUMBER:** 6.A.3.

**PROJECT PLANNER:** **Jennifer Thomas Gomez, AICP**, Interim Assistant  
Director of Development Services

**APPROVAL:**  **Otis T. Spriggs, AICP**, Director of Development Services  
 **Shashi K. Kumar, P.E., CFM**, City Engineer/  
Director of Public Works

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**PERMIT NUMBER:** 1700536

**PROPERTY ID:** 0077-00-000-1101-907; 0077-00-000-1105-907; &  
0077-00-000-1311-907

**LOCATION:** West side of Sienna Ranch Road and Highway 6  
intersection; northeast of Sonic Drive-in restaurant;  
and southeast of Aldi Supermarket.

**ZONING DISTRICT DESIGNATION:** LC-3, Retail District

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** Not Applicable.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this Final Plat conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

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**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. A current title report or title policy, prepared within 45 days of the date that the final plat was furnished to the Commission must be provided in accordance with Section 3.C(9).
  - b. An acknowledgement that notice of the subdivision plat was provided to all utility companies, whether public or private, shall be provided in accordance with Section 2.C.
  - c. Please revise sheet number to reflect sheet "1 of 2" and "2 of 2", respectively.
  - d. The Certificate for Planning and Zoning Commission must be made a part of the final plat in accordance with Section 3.C(8)(f).
  - e. The County clerk filing acknowledgement statement must be made a part of the final plat in accordance with Section 3.C(8)(g).
  - f. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. None.

**B. STANDARD PLAT NOTES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division  
  
None.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division  
  
None.

-----End of Report-----





## **APPLICATION FOR PLAT APPROVAL**

**Check One:**      ☐ **AMENDING**      ☐ **FINAL (including Replat)**  
                          ☐ **LARGE ACREAGE TRACT**

**Date of Application:**

1. Name of plat:		
2. Name of preliminary plat that encompasses this plat (if applicable):		
3. Type of plat (Circle one or more):    Multifamily Residential    Commercial    Industrial    Planned Development Single Family Residential            Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer):		
Mailing Address:		
Phone No.:(    )            -	Fax No.:(    )            -	
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.):		
Mailing Address:		
Phone No.:(    )            -	Fax No.:(    )            -	
Email:		
6. Is plat located inside the City limits? (Circle One):	YES	NO
7. Is plat located inside the City's ETJ? (Circle One):	YES	NO
8. Total acreage:		
9. Number of sections: _____	Blocks: _____	Reserves: _____
10. Number of residential lots/dwelling units:		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i> Private Streets: _____      Public Streets: _____      Residential Lots: _____ Lakes/Ponds (non-recreational): _____      Irrigation/Drainage Canals: _____      Recreational Uses: _____ Utility Easements: _____      Public Parkland: _____ Other (explain): _____ (acres): _____		
12. Average lot area:		
13. Typical lot area:		
14. Block Length:	Average: _____	Longest: _____      Shortest: _____
15. Type of Streets (Circle One):      Public      Private      Combination Public/Private		
16. Type of Water System (Circle One):    Public    Individual Water Wells    Other (attach explanation)		
17. Type of Sanitary System (Circle One):    Public    Individual Septic Tanks    Other (attach explanation)		
18. Municipal Utility District:		









**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



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**AGENDA DATE:** March 8, 2107

**AGENDA ITEM SUBJECT:** Replat of Oyster Creek Reserves Partial Replat No. 1, Reserve, B-2 Replat

**AGENDA ITEM NUMBER:** 6.B

**PROJECT PLANNER:** **Jennifer Thomas Gomez, AICP**, Interim Assistant Director of Development Services

**APPROVAL:**  **Otis Spriggs, AICP**, Dir. of Development Services  
 **Shashi Kumar, P.E., CFM**, City Engineer/  
Director of Public Works

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**PERMIT NUMBER:** 1700538

**PROPERTY ID:** 0089-00-000-2053-907

**LOCATION:** 5007 & 5009 Highway 6, East side of Colonial Lakes Dr.

**ZONING DISTRICT DESIGNATION:** LC-3, Retail District

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** Not Applicable.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Replat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.

Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

A replat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in

June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

---

**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. Paragraph 4 and paragraph 5 in the owner's acknowledgement are similar. Please remove paragraph 4 and ensure paragraph 5 follows the language below:

"Further, Owners have dedicated and by these presents do dedicate the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total thirty feet (30'0") in width."
  - b. The minimum scale acceptable shall be one inch equals 100 feet in accordance with Section 2.D(8). **Please ensure that all areas within 200 feet of the subject plat are shown.**
  - c. Plat note #10 indicates that the property is subject to a 40 foot building line. If the property is still subject to such, this needs to be reflected on the subject plat. **Please revise the plat accordingly.**
  - d. The vicinity map must show sufficient detail to a distance of not less than one-half mile. **Please clearly label the Missouri City limits.**
  - e. The Notary public acknowledgement for the lienholder incorrectly references Trustmark National Bank instead of Green Bank, N.A. **Please revise.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
  - a. Signed and sealed benchmark datasheets are required
  - b. The proposed 24 foot to 26 foot wide access easement would create a driveway spacing issue that does not comply with the City of Missouri City Infrastructure Design Manual, Chapter 8.06. The existing 30 foot wide access, utility, drainage easement should be used for access along

Colonial Lakes Drive. An abbreviated Traffic Impact Analysis (TIA) would be required to address additional access off of Colonial Lakes Drive.

- c. A letter of no objection was received from First Colony MUD 9, dated March 2, 2017. However, it is not clear how public water would be provided to Reserve B-4. Please provide documentation indicating whether or not a water line would be constructed within an existing utility easement or provide an easement for a water line to be constructed. The location and construction plans for public water lines will need to be approved by the MUD.

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

None.

**B. STANDARD PLAT NOTES:**

The following plat notes must be included on the face of a final plat:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
  - a. Plat note #7 should be revised to reflect the current owner of the property.
  - b. Plat note #22 as found on the recorded plat, Oyster Creek Reserves Partial Replat No. 1 should be included on the subject plat.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

None.

-----END OF REPORT-----







STATE OF TEXAS  
COUNTY OF FORT BEND

We, MC HOTELS, LLC, a Texas limited liability company, acting by and through Nupenbhai Patel, Member and Bijal Patel, Member, hereinafter referred to as Owners of the 4.6098 acre tract described in the above and foregoing map of OYSTER CREEK RESERVES PARTIAL REPLAT NO 1 RESERVE B-2 REPLAT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have a result of the dedication or exactions made herein.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 11 feet, six inches for ten feet perimeter ground easements or seven feet, six inches for 14 feet perimeter ground easements or five feet, six inches for 16 feet perimeter ground easements, from a plane 16 feet above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 feet, six inches in width.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on ten feet for ten feet back-to-back ground easements or eight feet for 14 feet back-to-back ground easements or seven feet for 16 feet back-to-back ground easements, from a plane 16 feet above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easements total 30 feet in width.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet, (10'0") for ten feet (10'0") back-to-back ground easements or eight feet, (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby each aerial easement total thirty feet (30'0") in width.

IN TESTIMONY WHEREOF, the MC HOTELS LLC, a Texas limited liability company, has caused these presents to be signed by Nupenbhai Patel, its Member, thereunto authorized, attested by its Member, Bijal Patel, this \_\_\_\_ day of \_\_\_\_\_, 2017.

MC HOTELS LLC, a Texas limited liability company

By: \_\_\_\_\_  
Nupenbhai Patel, Member

Attest: \_\_\_\_\_  
Bijal Patel, Member

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Nupenbhai Patel and Bijal Patel, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2017

Notary Public in and for the State of Texas

My Commission expires:

We, GREEN BANK, N.A., owner and holder of a lien against the property described in the plat known as OYSTER CREEK RESERVES PARTIAL REPLAT NO 1 RESERVE B-2 REPLAT, said lien being evidenced by instrument of record in the Clerk's File No. 2016141486 of the O.P.R.O.R.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and We hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, \_\_\_\_\_, Trustmark National Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2017

Notary Public in and for the State of Texas

My Commission expires:

I, Harry H. Hovis IV, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet, or as shown hereon; and that the plat boundary corners have been tied to the nearest street intersection.

Harry H. Hovis IV  
Texas Registration No. 4827

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this final plat and subdivision of OYSTER CREEK RESERVES PARTIAL REPLAT NO 1 RESERVE B-2 REPLAT in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City, Texas, as shown hereon, and authorized the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
Sonya Brown Marshall  
Chairman

By: \_\_\_\_\_  
Timothy R. Haney  
Vice Chairman

RESTRICTED RESERVE "A"  
LAKE COLONY  
SLIDE NO. 201010128  
P.R.F.B.C.

RESERVE "A"

LAKE COLONY DRIVE  
(VARIABLE WIDTH R.O.W.)

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Plat Number \_\_\_\_\_ of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard  
County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

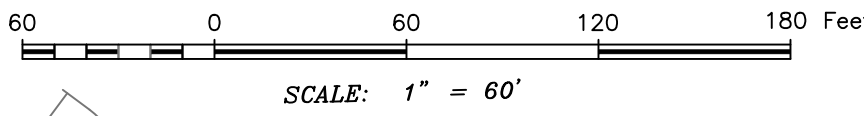
LINE	DISTANCE	BEARING
L1	108.00'	S 36°33'19" W
L2	106.00'	S 53°26'41" E
L3	14.72'	S 36°33'19" W
L4	44.33'	S 56°55'58" E
L5	73.45'	N 56°55'58" W
L6	31.30'	S 33°04'02" W
L7	72.59'	N 33°04'02" E
L8	60.65'	S 56°55'58" E
L9	45.58'	N 56°55'58" W

NOTES:

- Project Benchmark:  
CITY OF MISSOURI CITY BENCHMARK  
PCM-009 is a Brass Disc located at the Southwest corner of Cartwright Road and Oyster Creek in front of Missouri City Trail System wooden sign.  
Elevation = 69.54' (NAVD 1988, 2001 Adjustment)
- Temporary Benchmark  
TBM1: Cut "X" in concrete sidewalk located on Highway 6 approximately 266.5' Northwest of the Southerly corner of subject tract.  
Elevation = 67.74' (NAVD 1988, 2001 Adjustment)

NOTES: (CONT'D)

- B.L. = Building Line, D.E. = Drainage Easement, F.B.C.C.F. No. = Fort Bend County Clerk's File Number, F.B.C.D.R. = Fort Bend County Deed Records, P.S.L. = Parking Set-Back Line, P.R.F.B.C. = Plat Records of Fort Bend County, L.I.D. = Levee Improvement District, S.S.E. = Sanitary Sewer Easement, U.E. = Utility Easement.
- The top of all slabs shall be a minimum of 69.50 feet above mean sea level. The slab elevation must be elevated to or above a height which is the higher of eighteen inches above highest adjacent grade, or twelve inches above the maximum one percent annual flood risk floodplain ponding elevation in the nearest drainage system as per Section 42-54 of the Missouri City Code of Ordinances.
- Based on graphical plotting no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 481583 0280 L for First Colony Levee Improvement District, Fort Bend County, Texas, dated April 2, 2014. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
- All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Fort Bend County, Texas, First Colony Municipal Utility District No. 9, and First Colony Levee Improvement District.



NOTES: (CONT'D)

- The City of Missouri City shall not be responsible for maintenance of driveways, emergency access easements, recreational areas and open spaces; and, Sugar Land Sweetwater Enterprise I, L.P. shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.6(12) of the Administrative Planning Manual of the City of Missouri City (June 2014).
- There are no existing pipeline easements within the limits of this subdivision.
- The property shown hereon is subject to Restrictive Covenants as set out under Slide No. 2372/B and Plat No. 20160217 P.R.F.B.C. and F.B.C.C.F. Nos. 8604886, 8747452, 9412327, 9412333, 2002137163, 2002139306 & 2003003553.
- Tract subject to 40' building line along Colonial Lakes Drive as recorded in F.B.C.C.F. Nos. 9412327 & 8604898, not shown hereon.
- All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
- Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204). Derived from CORS site COH1 and may be brought to surface by applying the following combined scale factor: 0.99987319.
- No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Section 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- Meter Location: In accordance with CenterPoint Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
- Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- Shared access and parking facilities shall be provided as required under the provisions of subsections 82-159 of the Code of Ordinances of the City of Missouri City, Texas.
- Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.

TRACT	USE	ACREAGE
RESTRICTED RESERVE "B-3"	COMMERCIAL	2.5165 ACRES 109,618 SQUARE FEET
RESTRICTED RESERVE "B-4"	COMMERCIAL	2.0933 ACRES 91,186 SQUARE FEET

## OYSTER CREEK RESERVES PARTIAL REPLAT NO 1 RESERVE B-2 REPLAT

A SUBDIVISION OF 4.6098 ACRES OF LAND  
SITUATED IN THE WILLIAM STAFFORD  
LEAGUE, ABSTRACT NO. 89,  
MISSOURI CITY, FORT BEND COUNTY, TEXAS  
BEING A REPLAT OF RESERVE "B-2" OF  
OYSTER CREEK RESERVES  
PARTIAL REPLAT NO 1  
PLAT NO. 20160217  
P.R.F.B.C.

2 RESERVES, 1 BLOCK

REASON FOR REPLAT: TO CREATE  
2 COMMERCIAL RESERVES

PREPARED BY:



HOVIS  
SURVEYING  
COMPANY  
Land Surveys - Computer Mapping  
5000 Cabbage - Spring, Texas 77379  
(281) 320-9591 hovis@hovissurveying.com  
Accege - Residential - Industrial - Commercial  
Texas Firm Registration No. 10050400

DATE: FEBRUARY 2017 SCALE: 1" = 60' JOB NO. 06-053-70

OWNER:  
MC HOTELS LLC, a Texas limited liability company  
5011 Highway 6  
Missouri City, Texas 77459

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1250.00	14°03'46"	306.80	154.17	N 24°15'31" E	306.03
C2	1250.00	05°15'52"	114.85	57.47	N 33°55'20" E	114.81
C3	33.00	22°19'36"	12.86	6.51	S 68°05'46" E	12.78
C4	63.00	22°19'36"	24.55	12.43	S 68°05'46" E	24.39
C5	35.00	90°17'30"	55.16	35.18	S 11°47'13" E	49.62
C6	4.00	90°00'00"	6.28	4.00	S 78°04'02" W	5.66
C7	15.00	89°42'30"	23.49	14.92	N 78°12'47" E	21.16
C8	15.00	90°17'30"	23.64	15.08	N 11°47'13" W	21.27
C9	37.00	19°08'28"	12.36	6.24	N 66°30'12" W	12.30
C10	57.00	19°08'28"	19.04	9.61	N 66°30'12" W	18.95
C11	1250.00	01°07'06"	24.40	12.20	N 22°41'23" E	24.40
C12	1250.00	04°54'12"	106.97	53.52	N 19°40'44" E	106.94









**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



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**AGENDA DATE:** March 8, 2017

**AGENDA ITEM SUBJECT:** Conceptual Plan of Sienna Plantation 2A:  
Sections 14 & 16

**AGENDA ITEM NUMBER:** 6.C

**PROJECT PLANNER:** **Jennifer Thomas Gomez, AICP**, Interim Assistant  
Director of Development Services

**APPROVAL:**  **Otis T. Spriggs, AICP**, Dir. of Development Services  
 **Shashi K. Kumar, P.E., CFM**, City Engineer/  
Director of Public Works

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**PERMIT NUMBER:** 1700535

**PROPERTY ID:** 0025-00-000-1945-907; 0031-00-000-3036-907

**LOCATION:** Sienna Pkwy. & Scanlan Trace (Closest Intersection): Vacant land lying southwest of the extension of Sienna Parkway off of Collector A-2, Southwest of Sienna Village of Destrehan Sections 6,6B, 9, 9B

**ZONING DISTRICT DESIGNATION:** ETJ, Extraterritorial Jurisdiction

**DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP:** Sienna Plantation Joint Development Agreement, 8<sup>th</sup> Amendment.

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**RECOMMENDED ACTION:**

The Planning and Zoning Commission should grant approval of this **Concept Plat** conditioned on addressing the following deficiencies.

All conditions placed on this application as a result of the Commission's approval must met at least one (1) week prior to submission of the final plat application.

A conceptual plan application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City,

as adopted in June 2014 and in accordance with Section 82-32(b) of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

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**A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

None.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- a. Provide a letter of commitment stating that the portion of Collector A2 west of the traffic circle will be constructed prior to the development of the property adjacent to the road to the south.

**B. STANDARD PLAT NOTES:**

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

None.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

None.

**C. THE FOLLOWING OBSERVATIONS/SUGGESTIONS ARE PROVIDED:**

1. At a pre-application meeting held on February 13, 2017, the applicant gave phasing details and scheduling for the development, noting that the streets will connect to Sienna Plantation Section 7C. The Section 6B connection will be on-line before Section 7C for the secondary waterline loop. Section 6B will provide a waterline loop as well. Regarding the Traffic Impact Analysis (TIA), the roads do not pass as a "Minor" classification. A 70-acre public parkland dedication for Sienna South is located to the west. There are options for access to the parkland which could occur with the construction of these sections or with sections to the south of the collector road. Staff also indicated that a secondary access point will occur as provided in the TIA.

-----End of Report-----



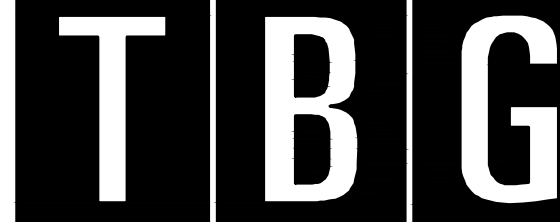
## APPLICATION FOR PLAT APPROVAL

Check One: ☒ **CONCEPTUAL PLAN** ☐ **PRELIMINARY**  
☐ **REVISED CONCEPTUAL PLAN** ☐ **REVISED PRELIMINARY**

**Date of Application:**

1. Name of plat: <u>SIENNA PLANNING 2A SECTIONS 14+16</u>		
2. Name of conceptual plan that encompasses this plat (if applicable):		
3. Type of use (Circle one or more): <div style="display: flex; justify-content: space-between;"> <span>Multifamily Residential</span> <span>Commercial</span> <span>Industrial</span> <span><u>Planned Development</u></span> </div> <div style="display: flex; justify-content: space-between;"> <span><u>Single Family Residential</u></span> <span>Specific Use Permit</span> </div> <div style="margin-top: 5px;">Other (Explain):</div>		
4. Landowner's name (If company or corporation, list chief officer): <u>TOLL-GTIS PROPERTY OWNERS, LLC</u>		
Mailing Address: <u>10110 V SAN HOUSTON PKWY, SUITE 200</u>		
Phone No.: <u>(281) 955-5076</u>		
Email: <u>jjenkins@tollbrothers.com</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>TBG PARTNERS - JAKE BURGUS</u>		
Mailing Address: <u>3050 POST OAK BLVD, SUITE 1100</u>		
Phone No.: <u>(713) 439-0027</u>		
Email: <u>Jacob.burgus@tbgpartners.com</u>		
6. Is plat located inside the City limits or City's ETJ? (Circle One): <span style="margin-left: 50px;">CITY LIMITS</span> <span style="margin-left: 50px;"><u>ETJ</u></span>		
7. Is plat located inside the City's ETJ? (Circle One): <span style="margin-left: 50px;"><u>YES</u></span> <span style="margin-left: 50px;">NO</span>		
8. Total acreage: <u>74.68</u>		
9. Estimated # of Sections: <u>2</u> <span style="margin-left: 100px;">Blocks: <u>11</u></span> <span style="margin-left: 100px;">Reserves: _____</span>		
10. Estimated # of residential lots/dwelling units: <u>226</u>		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above:		
Private Streets: _____	Public Streets: <u>37.505</u>	Residential Lots: <u>22.263</u>
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____
Utility Easements: _____	Public Parkland: _____	
Other (explain): <u>RESERVE</u>	(acres): <u>14.912</u>	
12. Residential lot dimensions: <span style="margin-left: 50px;">Average: <u>47.5' x 125'</u></span> <span style="margin-left: 50px;">Smallest: <u>45' x 125'</u></span>		
13. Lot area: <span style="margin-left: 50px;">Non cul-de-sac: _____</span> <span style="margin-left: 50px;">Cul-de-sac: _____</span>		
14. Front width (At property line): <span style="margin-left: 50px;">Non cul-de-sac: _____</span> <span style="margin-left: 50px;">Cul-de-sac: _____</span>		
15. Front width (At building line): <span style="margin-left: 50px;">Non cul-de-sac: _____</span> <span style="margin-left: 50px;">Cul-de-sac: _____</span>		
16. Depth: <span style="margin-left: 50px;">Non cul-de-sac: _____</span> <span style="margin-left: 50px;">Cul-de-sac: _____</span>		
17. Block Length: <span style="margin-left: 50px;">Average: _____</span> <span style="margin-left: 50px;">Longest: _____</span> <span style="margin-left: 50px;">Shortest: _____</span>		
18. Type of Streets (Circle One): <span style="margin-left: 50px;"><u>Public</u></span> <span style="margin-left: 50px;">Private</span> <span style="margin-left: 50px;">Combination Public/Private</span>		
19. Type of Water System (Circle One): <span style="margin-left: 50px;"><u>Public</u></span> <span style="margin-left: 50px;">Individual Water Wells</span> <span style="margin-left: 50px;">Other (attach explanation)</span>		
20. Type of Sanitary System (Circle One): <span style="margin-left: 50px;"><u>Public</u></span> <span style="margin-left: 50px;">Individual Septic Tanks</span> <span style="margin-left: 50px;">Other (attach explanation)</span>		
21. Municipal Utility District:		





CONCEPT PLAN  
SIENNA  
PLANTATION  
2A  
SECTIONS  
SIENNA  
PLANTATION  
14 & 16

A CONCEPT PLAN OF  
74.68 ACRES OUT OF  
THE DAVID FITZGERALD  
SURVEY, ABSTRACT 25,  
FORT BEND COUNTY,  
TEXAS

226 LOTS  
45'X125'= 104 UNITS  
50'X125'= 122 UNITS  
11 BLOCKS  
2 TOTAL SECTIONS

OWNER:  
GTIS PROPERTY OWNERS, LLC

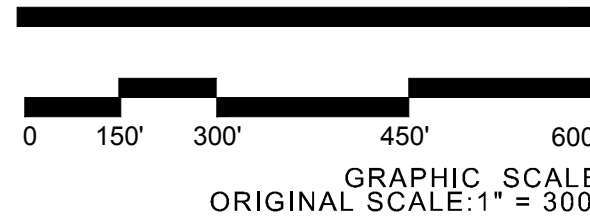
ENGINEER:  
LJA ENGINEERS, INC.

Job Number:  
H14128

Drawn:  
BC, JB

Rev.Date:  
2-17-17

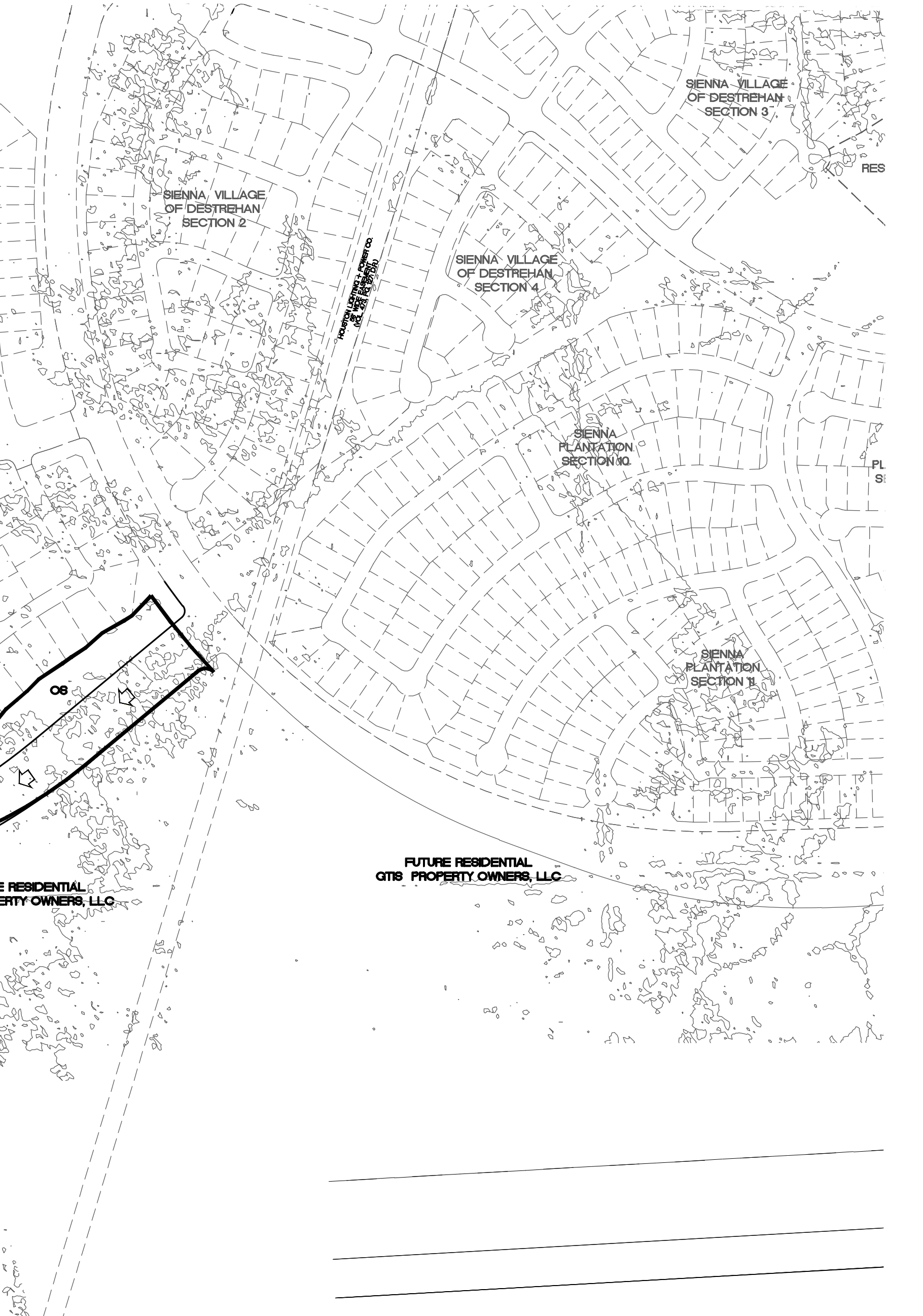
File Number:  
TBG 14128



TBG Partners  
3050 Post Oak Blvd., Suite 1100  
Houston, Texas 77056



VICINITY MAP  
SCALE: 1"=1/2 MILE  
KEY MAP NO. 650-T



RESIDENTIAL LAND USE:  
TYPICAL LOT SIZE:

LOT DIMENSIONS	SQ. FT.
45'X125'	5,625
50'X125'	6,250
55'X130' (PATIO)	7,150
60'X130' (PATIO)	7,800
65'X130'	8,450
75'X130'	9,750
85'X140'	11,900
100'X140	14,000

TOTAL LOTS = 226

LEGEND

LP	LOW POINT
LS	LIFT STATION
OS	OPEN SPACE
◆	CONCEPTUAL DRAINAGE FLOW
DET.	DETENTION
RES.	RESERVE

